

TOWNSHIP OF SCIO
WASHTENAW COUNTY, MICHIGAN

Ordinance No. 2025-12

AMENDING CHAPTER 36, ZONING

AN ORDINANCE TO AMEND THE CODIFIED SCIO TOWNSHIP ORDINANCE BY AMENDING CHAPTER 36, VARIOUS SECTIONS RELATED TO LANDSCAPING REQUIREMENTS.

NOTE: Unchanged Code text is in plain Times New Roman font. Additions to Codes are in single underline Times New Roman font. Deletions to Codes are in ~~striketbrellgil Times New Rernilfl feat~~.

THE TOWNSHIP OF SCIO, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

Section 1:

Chapter 36, Sec. 36-5 of the Township of Scio Code of Ordinances, Definitions, is amended as follows:

Invasive tree plant(s) shall mean trees species that are ~~not~~ not native to southeast Michigan and are undesirable as because they are likely to cause harm to local ecosystems by crowding out natives and/or desirable ~~types~~ species thus reducing the diversity of the ecosystem. The following trees plants shall be considered invasive.

Common Name	Latin Name	Plant Type
Amur Maple	Acer ginnala, Acer tataricum ssp <u>cinnala</u>	Tree
<u>MfrfJle (Norway) Norway Maple</u>	Acer platanoides	<u>Tree</u>
Tree-of-Heaven	Ailanthus altissima	<u>Tree</u>
Black alder	Alnus glutinosa	Tree
Porcelain berry	Ampelopsis brevipedunculata	Tree
Japanese angelica tree	Aralia elata	Tree
<u>Barberry (Japanese, Common}</u>	Berberis <u>thunbergii</u> , B. vulgaris	<u>Sbrnb</u>
Ronnd-leaf bittersweet	Celastrus orbiculatus	Vine
Olive (Russian, Autumn}	Eleagnus angustifolia, E. umbellata	Shrub
Burning Bush	Euonymus alatus	Shrub

Wintercreeper	Euonymus fortunei	Vine
Buckthorn (Gemmen all species)	Frangula alnus/Rhamnus frangula, R. cathartica	Tree/shrub
English ivy	Hedera helix	Vine
Japanese hops	Humulus japonicus	Vine
Privet (all species)	Ligustrum mnurense, L. japonica, L. obtusifolium, L. ovalifolium, L. sinense, L. vulgare	<u>Shrub</u>
Honeysuckle (note: native species Diervilla lonicera and Lonicera canadensis are exempt)	Loincera fragrantissima, L. japonica, L. maackii, L. morrowii, L. tatarica, Lonicera x bella	<u>Vine</u>
Mulberry (Russian, White) (note: native species M. rubra is exempt)	Morus alba	<u>Tree</u>
Princess tree	Paulownia tomentosa	Tree
Amur cork tree	Phellodendron mnurense	Tree
Poplar (Lombardy, Silver, White)	Populus nigra 'Italica', P. alba	<u>Tree</u>
Calleryana, Bradford Pear	Pyrus calleryana	Tree
Japanese knotweed	Remoutria japonica/ Polygonum cuspidatum / Fallopia japonica	<u>Shrub</u>
Locust (Black, <u>Bristly</u>)	Rovinia hispidata, R. pseudoacacia	Shrub
Multiflora rose	Rosa multiflora	Shrub
Wineberry, Wine raspberry	Rubus chingii	Shrub
Willow (Gray, Crack, Corkscrew)	Salix cinerea, S. fragilis, S. matsudana	<u>Tree</u>
Japanese spirea	Spiraea japonica	Shrub
Saltcedar	Tamarix chinensis	Tree
Elm (<u>Siberian</u> non-native)	Ulmus glabra, U. parviflora, U. pumila	Tree
Wisteria (note: native Wisteria frutescens is exempt)	Wisteria floribunda, W. sinensis	<u>Vine</u>

Chapter 36, Sec. 36-345 of the Township of Scio Code of Ordinances, Landscaping, Greenbelt, Buffers and Screening, is amended as follows:

(a) The intent of this section is to promote the public's health, safety, and general welfare by: counteracting noise, improving air quality and counteracting visual blight; improving the appearance of off-street parking and other vehicular use areas; requiring buffering between noncompatible land uses; regulating the appearance of property abutting public rights-of-way; protecting and preserving the appearance, character, and value of the community and its residential neighborhood areas; preventing soil erosion and soil depletion; and, promoting soil water retention.

(h) To the greatest extent possible, applicants are required to comply with chapter requirements through the preservation of existing trees and natural vegetation. Where appropriate, the use of landscape materials native to the county and removal of invasive species is encouraged to promote biodiversity. Further, turf grass where it is not serving a specific purpose shall be prohibited.

- (1) Application. These requirements shall apply to all uses for which site plan review is required under article VI of this chapter. No site plan shall be approved unless it shows landscaping, greenbelt buffers, and screening consistent with the requirements set forth in this section.
- (2) Landscape plan required. A separate detailed landscape plan shall be submitted as part of the site plan review process. On sites of greater than one acre, landscape plans shall be prepared and sealed by a registered landscape architect, licensed in the state of Michigan. The landscape plan shall include, but not necessarily be limited to, the following items:
 - a. Location, spacing, size, root type and descriptions for each plant and type proposed for use within the required landscape area.
 - b. Minimum scale: one inch equals 40 feet for property less than five acres, or one inch equals 100 feet for property five acres or more. A different scale may be used provided it is sufficient to properly illustrate the landscape plan concept and that chapter requirements are met.
 - c. On parcels of more than one acre, existing and proposed contours on site and 50 feet beyond the site at intervals not to exceed two feet.
 - d. Significant construction details to resolve specific site conditions, such as tree wells to preserve existing trees or culverts to maintain natural drainage patterns.
 - e. Planting and staking details in either text or drawing form to ensure proper installation of proposed plant materials.
 - f. Identification of existing wetlands, forested areas, trees and vegetative cover to be preserved.
 - g. Identification of grass and other ground cover and method of planting.

- h. Identification of mulch in planting beds.
- i. Typical straight cross section, including slope, height and width of berms.

(3) Buffering between land uses and buffering along I-94 and M-14.

- a. Upon any improvement for which a site plan is required, a landscape buffer shall be required to create a visual screen at least six feet in height along all adjoining boundaries whenever a nonresidential use or a residential use of higher density abuts residentially zoned property. A landscape buffer may consist of earthen berms and plant materials, or plant materials only, so as to maintain a minimum opacity of at least 80 percent. Opacity shall be measured by observation of any two square yard area of landscape screen between a foot above the established grade of the area to be concealed and the top or the highest point of the required screen. Provided the minimum size of plant material as set forth in subsection (b)(11) of this section at the time of installation, the opacity standard shall be met based upon reasonably anticipated growth over a period of three years. The applicant shall agree in writing to install additional plantings after the expiration of three years, in the event that the landscaping has not screened the view of areas as required. (See Figure 13 in appendix A.)
- b. Where there is a need to provide a greater visual, noise or dust barrier or to screen more intense development, a solid wall or fence may be required. Such wall or fence shall be a minimum of six feet in height as measured on the side of the proposed wall having the higher grade, and shall be constructed on both sides with textured concrete, split-face concrete block, wood, brick or stone. Precast panels and formed concrete structures may be used if they provide surface detail and texture equal to or greater than, the materials just named. In addition, a minimum of one tree and six shrubs meeting the minimum size requirements set forth in subsection (b)(11) of this section shall be planted adjacent to and for each 30 lineal feet of wall or fence.
- c. Sites which are adjacent to I-94 and M-14. Sites which are adjacent to I-94 and M-14 shall maintain a minimum 50-foot undisturbed buffer measured from the right-of-way. If existing vegetation is not sufficient to provide a landscape screen, the planning commission may require additional landscaping in accordance with this subsection (b)(3).

(4) Parking lot landscaping.

- a. Interior areas. Each separate landscaped area within a parking lot shall be adequately planted and maintained and shall be located in such a manner as to promote the following: divide and break up the expanse of pavement; define parking areas; designate vehicular circulation; and separate parking lots from off-street parking. The following specific standards shall apply (see Figure 14 in appendix A):
 - 1. Separate landscaped islands shall be required within parking lots of 16 spaces or greater. No more than a row of 24 spaces are permitted without an island. Where size and configuration of a parking lot would prevent maintenance or impede traffic flow as a result of requiring landscaped areas within parking lots, the planning

commission may approve alternative landscaping along the perimeter of the parking lots.

2. There shall be one canopy tree meeting the minimum size requirements set forth in subsection (b)(11) of this section for every eight parking spaces, landscaped islands within a designated parking area shall be a minimum of 150 square feet in area and nine feet in width.
3. A minimum distance of three feet shall be established between proposed tree or shrub plantings and the backside of the curb or edge of the pavement.

- b. Perimeter areas. In order to reduce the visual impact, minimize conflicts between neighboring uses and reduce the effect of light glare and parking lot lighting on adjacent uses and public roadways, the perimeter of parking lots shall be screened in accordance with the following standards (see Figure 15 in appendix A):

1. Parking lots which are adjacent to residentially zoned or used property, which serve a nonresidential use or a residential use of higher density shall be screened from residential use in accordance with the standards set forth in subsection (b)(3) of this section.

2. Parking lots which are visible from a public road shall be screened from view with a landscaped berm varied in height from between two to three feet along the perimeter of those sides which are visible. The berm shall be planted with a minimum of one deciduous or evergreen tree and six deciduous or evergreen shrubs, meeting the minimum size requirements set forth in subsection (b)(11) of this section for every 30 lineal feet, or major portion thereof. The planning commission, at its discretion, may approve alternative landscape plantings, such as a solid hedge, or a solid wall in lieu of a landscape berm.

- c. Landscape strips. Minimum of three-foot-wide landscape strips (not including vehicle overhangs) should be provided between paved parking surfaces and buildings, fences, and property lines wherever possible. Trees and shrubs shall be planted clear of the vehicle overhang area.

(5) Front greenbelt landscaping.

- a. A landscaped greenbelt equivalent in depth to the required front yard setback shall be required for any lot or any portion of a lot fronting on a public or private road, and shall be landscaped with a minimum of one deciduous tree or one evergreen tree, plus six deciduous and/or evergreen shrubs meeting the minimum size requirements set forth in subsection (b)(11) of this section for each 30 lineal feet, or major portion thereof, of frontage abutting said public right-of-way. The remainder of the greenbelt shall be landscaped in grass, ground cover, shrubs and/or other living plant material. (See Figure 16 in appendix A.)
- b. Accessways from public rights-of-way through required landscape strips shall be permitted, but such accessways shall not be subtracted from the lineal dimension used

to determine the minimum number of trees required unless such calculation would result in a spacing arrangement which is detrimental to plant development.

(6) Subdivision and site condominium landscaping. Landscaping for subdivisions and site condominiums, which shall include, but not be limited to, residential, office, commercial, and industrial development, shall be provided in accordance with the following requirements:

a. Street trees. The frontage of all internal public or private streets shall be landscaped on both sides with the equivalent of one tree for every 40 lineal feet, or fraction thereof. Such street trees shall meet the minimum size requirements set forth in subsection (b)(1) of this section and shall be an appropriate species for a street environment. The planning commission may determine that existing trees which are preserved within the road right-of-way or easement may meet all or part of the street tree requirement.

b. Screening from public roads. Where a subdivision or site condominium abuts a public right-of-way, the screening requirements set forth in subsection (b)(3) of this section shall be met.

c. Other site improvements. A landscape plan for a subdivision or site condominium development shall also include landscaping details of the entrance to the development, stormwater retention and/or detention areas, community buildings and other recreational areas, and any other site improvement which would be enhanced through the addition of landscaping.

(7) Foundation landscaping. Foundation plantings shall be provided along the front or sides of any buildings which faces a public road and/or is adjacent to a parking lot or other area which provides access to the building by the general public. Foundation planting areas shall be integrated into the sidewalk system (between the front and sides of the building and the parking area and/or associated driveways) adjacent to the building. Foundation planting areas shall contain, at a minimum, one ornamental tree and six shrubs per 30 lineal feet of applicable building frontage. Individual planting areas shall be a minimum of eight feet in width.

(8) General site landscaping. In addition to any required screening, front greenbelt, foundation landscaping and/or parking lot landscaping required by this section, 25 percent of the site area, excluding existing public road right-of-way, or private road easement shall be landscaped. Such site landscaping shall include preservation of existing plant material, grass, ground cover, trees, shrubs and/or other living plant material, but shall not be solely grass. In meeting general site landscaping requirements, particular attention shall be paid to such site elements as transformers, mechanical equipment, ground sign bases, entry ways, and/or retention and detention areas. In particular, the integration of stormwater retention and detention ponds in the overall landscape concept is recommended. Ponds with a natural, rather than square or rectangular, design and appearance shall be encouraged. Fenced retention/detention ponds within a front yard shall be strictly prohibited.

(9) Refuse containers. Refuse containers shall be required for all uses other than single-family uses subject to the following standards (see Figure 17 in appendix A):

- a. Outside trash disposal containers shall be screened on all sides with an opaque masonry wall, and gate at least as high as the container, but not less than six feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.
- b. Containers shall be consolidated to minimize the number of collection sites.
- c. Containers and enclosures shall meet all required setbacks, shall be located behind the front face of the building, and shall be located away from public view insofar as possible:-----
- d. Containers and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings.
- e. ~~Concrete pads of appropriate size and construction shall be provided for containers~~ or groups of containers having a capacity of 30-gallons or more. Aprons shall be provided for loading of bins with capacity of 1.5 cubic yards or more. The minimum size of an enclosure shall be eight feet in depth and 12 feet in width to accommodate a single container and eight feet in depth and 20 feet in width to accommodate two containers.
- f. For storage of recyclable materials, the enclosure area and pad size shall be increased to amply accommodate the extra materials and their containers.
- g. Screening and gates shall be of a durable construction. Gates shall be constructed of heavy-gauge metal or of a heavy-gauge metal frame with covering of wood or other suitable material. Gates shall be secured with sturdy hinges or sliders, and latches. If the enclosure is situated directly adjacent to parking spaces or drives, it shall be protected at its base by concrete curb blocks.

(10) Equipment screening.

- a. Where required. The standard set forth in this section shall apply to all uses for which mechanical equipment including, but not limited to, generators, heating, ventilation, and air conditioning, is placed upon a roof of any building or on the ground outside of the building.
- b. Screening requirements. All equipment shall be screened as follows:
 1. Rooftop screening.
 1. Rooftop equipment shall be screened with architectural materials matching or harmonious with the building.
 11. Screens provided to obscure mechanical equipment shall be an opaque barrier at least as high as the equipment being screened.

- iii. Rooftop equipment shall be located on the rear of a pitched-roof building screened from public view.
- iv. Rooftop equipment shall be situated so that it does not cause excessive nuisance or offense to occupants of nearby buildings.

2. At-grade equipment.

- 1. At-grade equipment should only be considered if rooftop screening cannot be accommodated.

- ii. Transformer pad and method of screening shall be provided on site plan ~~submittals.~~

- iii. At-grade equipment shall be screened with architectural and/or landscape materials matching or harmonious with the building or landscape materials provided elsewhere on site.

- iv. Landscape materials shall be evergreen in species so as to provide a six-foot screen year-round.

- v. Walls provided to screen mechanical equipment shall be an opaque fence or wall matching existing or proposed building materials with or without a gate, at a minimum of six feet in height or 12 inches higher than the tallest piece equipment being screened.

- vi. At-grade equipment shall be located in a side or rear yard, screened from public view.

(11) Miscellaneous landscape requirements. The following minimum standards shall apply:

- a. Quality. Plant materials and grasses shall be of generally acceptable varieties and species, free of insects and diseases, hardy to the county, shall conform to the current minimum standard of the American Association of Nurserymen, and shall have proof of any required governmental regulations and/or inspections.
- b. Composition. A mixture of plant material, having no more than 10% of any one species, 20% of any one genus, and 30% of any one family such as evergreen, deciduous trees and shrubs, is recommended required to discourage insect and disease infestation; however, a limited mixture of hardy species is recommended in order to unify the design and visually blend with neighboring plants. Where plantings are adjacent to a road right-of-way, selection of plant materials that are tolerant of road salt spray and air pollutants are recommended.
- c. Berms. Berms shall be constructed with slopes not to exceed a 1:3 gradient and shall be planted to prevent erosion. Berm slopes shall be protected with grass, shrubs or other form of natural ground cover. The highest point of the berm, extending along the length of the berm, shall be sufficiently rounded to avoid scalping by maintenance equipment.
- d. Existing trees.

1. If existing plant material is labeled "To Remain" on site plans by the applicant or required by the township, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed prior to construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the township.
2. In the event that healthy trees which are used to meet the minimum requirements of this chapter, or those labeled to remain, are cut down, destroyed, damaged, or excavated at the dripline, as determined by the township, the property owner shall replace them with trees which meet chapter requirements, _____

e. Installation, maintenance, and completion.

1. All landscaping required by this chapter shall be planted prior to obtaining a certified check shall be placed in escrow in the amount of the cost of landscaping, to be released only after landscaping is completed.
2. All landscape elements shall be installed, and earth moving or grading performed according to accepted good planting and grading procedures.
3. The owner of property required to be landscaped by this chapter shall maintain such landscaping in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one year of damage or death or the next appropriate planting period, whichever comes first.

f. Prohibited trees plantings. Installation of the fullmndng trees to satisfy landseape ordinance requirements shall be strictly prohibited:

All willov, speeies	<u>;-\alii. sp.</u>
Sil•o'er Maple (<u>-pare speoies oruy</u>)	Aeer <u>;-\aehatiHIIIHI</u>
Boi,elder	Aoer negoodo
Rassian GIP,e	Blaeagoos angastifulia
<u>Baekthom</u>	<u>Rhamoos eathartiea</u>
Siberian <u>Bhn</u>	tilmas pllHlila
<u>Blaekboeats</u>	<u>Robinia pStiedoaeaoia</u>
Priekly <u>Ash</u>	<u>Zantho*yl\4lffl amerieanllHI</u>
+ree ofHeiwen	<u>.A.ilanthat altissima</u>

MalbeffY	<u>Morns sp</u>
<u>Norway Maplo</u>	<u>Acer platanoides</u>

Native Species: The following plants native to southeast Michigan are prohibited due to their potential to disrupt infrastructure or susceptibility to disease and/or insect damage.		
Common Name	Latin Name	Plant Type
All ash species	Fraxinus sw.	Tree
All willow species	Salix spp.	Tree
All 12012lar species	Populus SW.	Tree
Boxelder	<u>Acernegi:mdo</u>	Tree
Silver Maple (<u>12ure species only</u>)	Acer saccharinum	Tree
Northern catalpa	Catalpa s2eciosa	Tree
American Elm (disease resistant hybrids acceptable}	<u>Ulmussoo.</u>	<u>Tree</u>
Prickly ash	Zanthoxylum americanum	Tree

Exceptions may be requested allowing for any of the above listed prohibited native species during site plan review. The applicant will be required to provide information relative to the requested native species and exceptions will be granted by the Planning Commission on a case-by-case basis.

Non-native Species: The following plants are not native to southeast Michigan and are known to pose an invasive threat and /or potential harm to infrastructure and the environment.		
Common Name	Latin Name	<u>Plant Type</u>
Amur <u>maple</u>	Acer <u>cinnala</u> , Acer tataricum ssp ginnala	<u>Tree</u>
Norway maple	Acer platanoides	Tree
Tree-of-Heaven	Ailanthus altissima	Tree
Back alder	Alnus glutinosa	Tree
Porcelain berry	Amplelo2sis brevi2endunculata	Vine
Japanese angelica tree	Aralia elata	Tree
Barberry (Japanese, common}	Berberis thunbergji, B. vulgaris	Shrub
Round-leaf bittersweet	Celastrus orbiculatus	Vine
Olive (Russian, Autumn}	Eleagnus an@stifolia, E. umbellate	Shrub

Burning bush	Euonymus alatus	Shrub
Wintercreeper	Euonymus fortune	Vine
<u>Buckthorn (all species)</u>	Fraxinus alnus/Rhamnus frangula, R cathartica	Tree/shrub
English Ivy	Hedera helix	Vine
Japanese honeysuckle	Hymenocallis japonica	Vine
<u>Privet (all species)</u>	Ligustrum amurense, L. japonica, L. obtusifolium, L. ovalifolium, L. sinense L. vulgare	<u>Shrub</u>
Honeysuckle (note: native species Diervilla lonicera and Lonicera canadensis are exempt)	Loisericera frangrantissima, L. japonica, L. maackii, L. morrowii, L. tatarica, Lonicera x bella	<u>Vine</u>
<u>11: tree mulberry (note: native species M. rubra is exempt)</u>	<u>Morus alba</u>	<u>Tree</u>
Princess tree	Paulownia tomentosa	Tree
Amur cork tree	Phellodendron amurense	Tree
Callery pear, Bradford pear	Pyrus calleryana	Tree
<u>Japanese knotweed</u>	Reynoutria japonica / Polygonum cuspidatum / Fallopia japonica	<u>Shrub</u>
Locust, Bristly or Black	Robinia hispida, R. pseudoacacia	Tree
Multiflora rose	Rosa multiflora	Shrub
Wineberry, Wine raspberry	Rubus chingii	Shrub
Japanese spirea	Spiraea japonica	Shrub
Saltcedar	Tamarix ramosissima	Tree
Elm (non-native)	Ulmus glabra, U. parviflora, U. umilata	Tree
<u>Wisteria (note: native Wisteria frutescens is exempt)</u>	Wisteria floribunda, W. sinensis	<u>Vine</u>

(12) Minimum size and spacing requirements. Where landscaping is required, the following schedule sets forth minimum size and spacing requirements; for representative landscape materials:

- a. The following trees are representative:

Minimum Size Allowable				
	Height		Caliper	
Trees	6'	3'-4'	1.75"	2.5"
Evergreen trees				
Fir	X			
Spruce	X			
Pine	X			
Hemlock	X			
Douglas Fir	X			
Narrow evergreen trees				
Red Cedar		X		
Arborvitae		X		
Juniper (selected varieties)		X		
Large deciduous canopy trees				
Oak				X
Maple				X
Beech				X
Linden				X
Ash				X
Ginko (male only)				X

Honeylocust (seedless, thornless)				X
Birch				X
Sycamore				X
Small deciduous ornamental trees				
Flowering Dogwood			X	
Flowering Cherry, Pear			X	
Hawthorn			X	
Redbud			X	
Magnolia			X	
Flowering Crabapple			X	
Serviceberry			X	
Hornbeam			X	

b. The following shrubs are representative:

Minimum Size Allowable				
	Height/Spread			
Shrubs	6'	3'-4'	24"-36"	18"-24"
Evergreen shrubs				
Pyramidal Yew		X		
Hicks Yew				X

Brown and Wards Yew			X	
Alberta Spruce		X		
Chinensis Juniper Varieties			X	
Sabina Juniper				X
Mugho Pine				X
Horizontal Juniper Varieties				X
Boxwood				X
Euonymous varieties				X
Deciduous shrubs				
Honeysuckle			-X	<u>X</u>
Lilac			X	
Sumac			X	
Pyracantha				X
Weigela			X	
Flowering Quince			X	
Dogwood		<i>K</i>	X	<u>X</u>
Viburnum varieties			X	
Sjlrna Meadowsweet				X
Fragrant Sumac				X
Potentilla				X

(13) Exceptions to requirements.

- a. Buildings abutting property lines. Required screening may be omitted along any lot line where a building wall exists immediately abutting the lot line.
- b. Location adjustments. Where property line screening is required, the location may be adjusted at the discretion of the planning commission so that the screening may be constructed at or within the setback line, provided the areas between the screening and the property lines are landscaped, or in rural areas, retain their natural vegetative state.
- c. Existing screening. Any fence, screen, wall or hedge which does not conform to the provisions of this section and legally exists at the effective date of the ordinance from ~~which this chapter is derived may be continued as maintained~~ provided physical change other than necessary maintenance and repair in such fence, screen, wall, or hedge except as permitted in other sections of this chapter.
- d. Planning commission modification. Any of the requirements of this section may be waived or modified through site plan approval, provided the planning commission first makes a finding:
 1. That the topographic features or special characteristics of the site create conditions so that the strict application of the provisions of this section will result in less effective screening and landscaping than alternative landscape designs.
 2. That the public benefit intended to be secured by this section will exist with less than the required landscaping or screening.

Section 2. Repealer

All ordinances or parts thereof which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, except that terms defined herein for the purpose of interpretation, administration and enforcement of this Ordinance shall not act to modify, repeal or otherwise change the definition of any such term as used in other ordinances or laws.

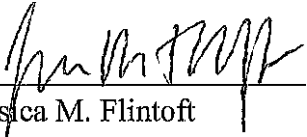
Section 3. Savings Clause

The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, paragraph, section or subsection is declared void or inoperable for any reason by any court, it shall not affect any other part or portion hereof other than the part declared void or inoperable.

Section 4. Adoption and Effective Date

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective upon the eighth day following final publication of the Ordinance or at such later date after publication as may be specified by the Township Board.

This Ordinance was duly adopted by the Township Board at its regular meeting called and held on the 14th day of October, 2025, and was ordered giving publication in the manner required by law.



Jessica M. Flintoft 10/14/25
Township of Scio Clerk Date

Adoption: October 14, 2025

-ordnance Publication: October 23, 2025

Effective Date: October 31, 2025